

**PROPOSED DEVELOPMENT CONDITIONS
As Approved by the Planning Commission**

SE 00-V-040

January 8, 2001

If it is the intent of the Board of Supervisors to approve SE 00-V-040 located at 10100 and 10018 Furnace Road, Tax Map 113-1 ((1)) 12 and 13, for a mixed waste reclamation facility pursuant to Sect. 5-604 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Wiser / Furnace Road," prepared by William H. Gordon Associates, Inc., and dated June 2000 as revised through November 2, 2000, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. Prior to the issuance of a Non-residential Use Permit (Non-RUP), the Applicant shall obtain approval of the septic system from the Health Department. If such approval is not received, this Special Exception shall be null and void. If final approval of the septic system requires a relocation of that system from that depicted on the GDP/SE Plat, such a relocation may occur provided that it causes no reduction in parking, landscaping buffers, or open space.
5. The proposed building may be relocated within the "building envelope" depicted on the GDP/SE Plat, provided that such relocation does not cause an increase in gross floor area.
6. This use shall comply with the siting, design, and operation standards of the Virginia Department of Environmental Quality Solid Waste Management Facility Standards for Materials Recovery Facilities.
7. All maintenance and/or cleaning of trucks shall occur inside the maintenance building.

8. Prior to final site plan approval, the applicant shall submit a Spill Prevention, Containment, and Countermeasure Plan (SPCC) for the maintenance facility consistent with state and federal requirements. The SPCC Plan shall be reviewed and approved by DPWES, Fire and Rescue, and, if required by DPWES, the Department of Environmental Quality.
9. Any fence installed along the Furnace Road frontage shall be a solid wood fence constructed of the same materials and in the same style as the fencing proposed on the other two sides of the property, pursuant to Proffer # 10 of RZ 2000-MV-034.
10. Hours of operation shall be limited to 7:00 am to 8:00 pm, Monday through Saturday.
11. A landscaping plan that is consistent with that shown on the GDP/SE Plat shall be submitted with the first submission of the site plan for review and approval by the Urban Forestry Branch of DPWES.
12. If, at the time of site plan approval, the applicant is required to provide frontage for a future right turn lane in addition to the frontage reserved for the future widening of Furnace Road as shown on the GDP/SE Plat, this area shall be dedicated to the Board of Supervisors and conveyed in fee simple.
13. In no event shall the materials to be recycled which are brought to the site remain directly on the ground (i.e, not in storage containers) for more than forty-eight hours (two days).

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.